

D-R-A-F-T
COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD

Meeting Minutes

Tuesday, October 27, 2009 at 5:30 p.m.

Stillwater County Annex-Planning Department, 809 E 4th Avenue N, Suite C

Members Present: Ron Barndt, Jeanne Kienitz, Webb Mandeville, Don Parks, Jeff Ruffatto, and Susie Schreiner.

Members Not Present: Ed Viig (Chair), Rod Fink (Vice-Chair), Dennis Holten.

Guests: Tom Arrowsmith, Aho Construction.

Staff Present: Forrest Mandeville and Marissa Plumb

I. CALL TO ORDER

Jeff, as the Immediate Past Vice-Chair, called the meeting to order at 5:30 p.m..

II. MINUTES

Jeanne made the motion to approve the minutes of the September 22, 2009 meeting. Ron seconded; with all in favor motion carried.

III. NEW BUSINESS

A. Mourning Dove Subdivision. Tom Arrowsmith of Aho Construction informed the Board that he will be asking the Board of Adjustment for a variance reducing the set-backs and lot coverage for the proposed Mourning Dove Subdivision. Also, Aho would like the lot coverage and floor area to be increased to forty-five percent from thirty-five percent. The reason the variance is being requested is due to buyers wanting three stall garages instead of two stalls, it gives Aho more flexibility when their selling packages which include the building of the home on the lot, and it allows for a larger house to be built on the lots. Tom wanted to get the Board's input regarding this issue before he takes it to the Board of Adjustment. Overall consensus from the Board was that the variance may be warranted, at least in part, but it will be hard to for Aho to prove that there is an undue hardship if they do not receive the variance. Tom told the Board to visit Aho's website at Ahoconstruction.com and look at other subdivisions that they have done. That will give the Board a better idea of what Aho's planned subdivision will look like.

B. Granite Peak Park. The Board was provided with a copy of the Master Plan for the park. Ron noted that the Town of Columbus has given Granite Peak \$12,000 to help finish two ball fields. He has also requested an updated master plan from the park since it has changed slightly from the original master plan. When that is available the Board will receive the new

version. The Board also requested for a representative from Granite Peak Park to be at the next meeting. Forrest will ask Jeff Limberg or Mina Morse if they would come and speak to the Board on behalf of the Granite Peak Park Steering Committee.

IV. UNFINISHED BUSINESS

A. Growth Policy (Chapter 6). The Board decided to table discussing Chapter 6 until the Board's next meeting in November.

B. Rapelje Road Interchange - No response since last letter. Forrest said that he has not heard back from the Montana Department of Transportation (MDT) since the letter was sent to them last month. Webb motioned to wait one more month to hear back from MDT before any further actions are taken. Ron seconded; with all in favor motion carried.

C. Trail System. A digitized map of the proposed trail system was email to Board members. Forrest told the Board that the next step is to begin writing the plan, after which public comment will more actively be sought. After the public is made aware of the proposed trail system and feedback is received then it will go to the Town Council for a public hearing and a decision on adoption will be made.

V. OTHER

A. New Hospital's Plan. The Board asked what has been going on with the land purchased by the hospital. Forrest told the Board that there is a Pre-Application meeting scheduled for October 28, 2009 with representatives from the hospital and the hired engineers for the proposed new hospital. The Board was shown a proposed site plan for the new hospital.

B. Subdivision Regulations. The proposed changes to the Subdivision Regulations are expected to go before the Town Council at an upcoming meeting. Town Council meetings are typically held every first and third Monday, at 7:30 p.m. at the Town Hall.

VI. ADJOURN

With no more business, Don made the motion to adjourn. Ron seconded; with all in favor motion carried. The meeting was adjourned at 6:31 p.m..

The next regular meeting date is November 24, 2009 at 5:30 p.m. at the Stillwater County Planning Office located at 809 E 4th Avenue N, Suite C.

Marissa Plumb
Administrative Assistant